



GRASSROOTS
REALTY GROUP

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2987 Calling Lake Drive
Calling Lake, Alberta

MLS # A2308943



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,714 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Attached Carport, Boat, Parking Pad, RV Access/Parking, Triple Garage Attac		
Lot Size:	0.47 Acre		
Lot Feat:	Front Yard, Garden, Lake, Treed, Waterfront, Yard Drainage		

Heating: In Floor, Fireplace Insert, Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding , Vinyl Siding

Foundation: Piling(s), Pillar/Post/Pier, Poured Concrete, Slab

Features: Central Vacuum, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Boat hut, Deck & Boat

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

This isn't just a property—it's a lifestyle. Welcome to this stunning impressive lakefront retreat, where thoughtful design and elevated living come together seamlessly. From the moment you step inside, the quality is unmistakable. A spacious foyer with a large closet welcomes you into a home beautifully finished with laminate flooring throughout. Designed with both convenience and functionality in mind, the main floor features a laundry room complete with a sink, cabinetry, a large storage closet, and a 2-piece bathroom with direct access from the garage. The main floor also offers a peaceful primary suite, complete with plush carpeting, a walk-in closet, and a private 3-piece ensuite. Upstairs, you'll find two generously sized bedrooms and a full bathroom. The bright, open-concept living space is truly the heart of the home, where the kitchen, dining, and living areas flow effortlessly together. Vaulted ceilings and expansive windows flood the space with natural light, while a cozy gas fireplace adds warmth and charm. The dining area opens onto the deck—perfect for embracing indoor-outdoor living. The kitchen is a chef's dream, offering ample workspace, thoughtful design, and a movable island/table that provides flexibility for entertaining. Step outside to the wraparound deck, complete with a gas BBQ—an inviting space to relax and take in endless sunset views over the water. The fully developed walkout basement offers over 1,700 sq ft of additional living space with durable rubber backing vinyl planking featuring two more bedrooms, a full bathroom with a large tub, a spacious recreation room, utility area, and plenty of storage—including a cold room. It's also roughed-in availability for a wet bar, making it ideal for entertaining. From here, step out onto a covered patio with easy access to the fire pit area and

a scenic pathway leading directly to the lake. The beautifully landscaped yard is designed for hosting and creating lasting memories. Completing the property is an impressive 36' x 27' triple garage, equipped with shelving, a fridge, stove, and extensive storage. There's also a secure 24' x 40' boathouse/covered Sea-Can with 10-foot ceilings. Additional highlights include two separate 1,350-gallon water and sewage systems. This meticulously owner-built home reflects true pride of ownership, with exceptional attention to detail throughout. Located in the sought-after Calling Lake community, known for its year-round recreation and exceptional fishing, you'll enjoy boating, paddleboarding, waterskiing, kayaking, and more—right at your doorstep.